

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

**July 26, 2002
9:00 AM**

Present: Appointed Members: Terry Hankner, Jacquelyn McCray, Donald Mooney, Pete Witte; Administration: Water Works Director David Rager; Council Representative: Jim Tarbell; City Planning Staff: Director Liz Blume and Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Chairman Don Mooney.

MINUTES

The minutes of the June 14 and 21, 2002, City Planning Commission (CPC) meetings were presented for consideration.

Motion: Mr. Tarbell moved approval of the minutes, as presented.

Second: Ms. McCray

Vote: All ayes (6-0).

CONSENT ITEMS

Ordinance Authorizing the Sale of Surplus City-Owned Properties at 200, 218-222 and 312 Mulberry Street in Mt. Auburn

These properties are part of the Cincinnati Land Reutilization Program (CLRP), a program established by City Council in 1996. The goal of the program is to analyze properties available through the Hamilton County Delinquent Tax Foreclosure Sales to determine which parcels could be returned to a tax producing status through redevelopment. The City then acquires the property for re-sale to a developer and, when the property is resold, the fair market value is deducted from future real estate tax proceeds and settlements the City receives from the County. There is a separate ordinance to authorize the sale of each of the listed properties, and all proposed sales are parcels located within the Mt. Auburn community.

Joseph M. Schulz has petitioned the City to purchase the properties located at 200 and 218-222 Mulberry Street for construction of single-family homes. A petition was received from Paul C. Dean for the purchase of property at 312 Mulberry, also for redevelopment as a single-family home.

Ordinance Authorizing a Lease Agreement for Office Space Located in Longworth Hall in Queensgate

The City has leased space in Longworth Hall under three separate agreements since 1992, and the Fire Department would like to consolidate the three lease agreements into one 7-year lease agreement. The new agreement would increase the rental rate to \$75,205 per year, including common area maintenance fees, as a result of planned building improvements of all spaces being used by the Fire Department. The consolidation of space will increase the square footage for use by the Fire Department and will allow Fire personnel to operate more efficiently by centralizing various functions.

Property Ownership Transfers in the Central Riverfront

In February 2001, City Council approved an ordinance authorizing the execution of the Third Amendment to the Supplemental Memorandum of Understanding (SMOU) with Hamilton County for the sharing by the City and County of certain costs related to the construction of the Central Riverfront Street Grid and temporary surface public parking lots. The street grid work is being undertaken in conformance with the Central Riverfront Urban Design Master Plan. Much of the design and construction that was provided for in the current SMOU for Stage I and II has been substantially completed. The Stage III documents have been completed by the City's engineering consultant and are ready for bidding by the County. The SMOU required further amendment to the final scope of Stage III.

Included in the current amendments to the SMOU are property transfers between the City and County; details of those ownership transfers are on file in the City Planning Department.

Motion: Ms. McCray moved approval of the consent items.

Second: Ms. Hankner

Vote: Motion carried; 6-0.

PRELIMINARY REQUEST TO INITIATE THREE ZONE CHANGE STUDIES

City Planning staff requested that consideration be given to placing a moratorium on zone change requests while the re-mapping work for the draft Zoning Code is in process. While the CPC was sympathetic to staff concerns, they were reluctant to declare an outright moratorium on zone changes, and will review requests for zone changes on a case-by-case basis. By consensus, all three requests presented today will be processed as quickly as staff time allows; however, as the time when the new Zoning Code goes into effect draws nearer, the CPC may reconsider.

Judith Lewis (P. O. Box 19085, 45219) and Mike Schmidt (2414 Turnberry Drive, 45244) were present to request the CPC to direct staff to begin work on the requested zone changes.

EXECUTIVE SESSION

Motion: Mr. Rager moved that the Commission enter into an executive session for the purpose of discussing matters currently under litigation.

Second: Ms. McCray

Vote: Motion was unanimously approved (6-0).

ADJOURNMENT

After re-opening the meeting at the conclusion of the executive sessions, with no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

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